

CITY OF LATHROP

2019/20 Annual Report For:

**Community Facilities District No. 19-2
(Central Lathrop City Services)**

December 2019

Prepared by:



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TABLE OF CONTENTS

1. DISTRICT ANALYSIS	1
1.1 District	1
1.2 Levy.....	1
1.3 Special Issues.....	1
2. FINANCIAL STATUS	2
2.1 Special Tax Levy Breakdown	2
2.2 Maximum Special Tax.....	2
2.3 Delinquency and Foreclosure Status.....	2
3. APPENDIX A – FINAL BUDGET FOR FISCAL YEAR 2019/20.....	3
4. APPENDIX B – FINAL BILLING DETAIL REPORT FOR FISCAL YEAR 2019/20	4

1. DISTRICT ANALYSIS

1.1 District

Community Facilities District No. 19-2 (Central Lathrop City Services) (the “District”) was formed in April 2019 to pay for services including parks, parkways, and open space; flood and storm protection; police protection; and fire protection. The special tax may be levied in perpetuity.

1.2 Levy

For Fiscal Year 2019/20, the District levied \$395,571.62 on 41 parcels. This is the first year of the Special Tax levy.

All parcels are Undeveloped and levied at 25.53% of the Maximum Special Tax.

1.3 Special Issues

NBS will work with the City to review payment information and monitor delinquencies after each installment date.

Senate Bill 165 reporting will begin in the Fiscal Year 2019/20 when the first Special Tax Levy is collected.

NBS

Kristin Harvey, Senior Consultant

Greg Davidson, Project Manager

Tim Seufert, Client Services Director

2. FINANCIAL STATUS

2.1 Special Tax Levy Breakdown

Parcel Classification	Total Acres	Total Amount Levied (1)	Maximum Special Tax	Percentage of Maximum
Undeveloped Property	473.036	\$395,571.62	\$1,549,399.85	25.53%

(1) This amount includes installment rounding for tax roll purposes, where applicable.

2.2 Maximum Special Tax

Parcel Classification	Maximum Special Tax Rate
Undeveloped Property	\$3,393.00 per Acre

2.3 Delinquency and Foreclosure Status

2018/19 Levy	2018/19 Delinquencies	2018/19 Delinquency Rate	Delinquency Management Steps Taken
N/A (1)	N/A	N/A	N/A

(1) The first levy occurred in Fiscal Year 2019/20. Therefore, there are no delinquencies to address.

3. APPENDIX A – FINAL BUDGET FOR FISCAL YEAR 2019/20

The following page shows the Final Budget for Fiscal Year 2019/20.

City of Lathrop
CFD No. 2019-2 (Central Lathrop City Services)
Final Budget for 08/01/2019 Billing

Category/Item	FY 2019/20	Not Available	Increase / (Decrease)
Miscellaneous	\$383,858.38	\$0.00	\$383,858.38
Admin. Expenses	11,713.24	0.00	11,713.24
Grand Total:	\$395,571.62	\$0.00	\$395,571.62
Total Accounts:	41		41

4. APPENDIX B – FINAL BILLING DETAIL REPORT FOR FISCAL YEAR 2019/20

The following pages show the Final Billing Detail Report for Fiscal Year 2019/20.

City of Lathrop
CFD No. 2019-2 (Central Lathrop City Services)
Final Billing Detail Report for Fiscal Year 2019/20

Account ID	Property ID	DB	Undeveloped Levy	Other	Total
191-200-190-000	191-200-190-000		\$7,267.88	\$0.00	\$7,267.88
191-200-210-000	191-200-210-000		14,743.66	0.00	14,743.66
191-200-230-000	191-200-230-000		9,390.20	0.00	9,390.20
191-200-240-000	191-200-240-000		13,279.69	(0.01)	13,279.68
191-200-250-000	191-200-250-000		3,906.81	(0.01)	3,906.80
191-200-260-000	191-200-260-000		10,550.98	0.00	10,550.98
191-200-270-000	191-200-270-000		5,535.37	(0.01)	5,535.36
191-200-280-000	191-200-280-000		9,485.49	(0.01)	9,485.48
191-200-290-000	191-200-290-000		787.42	0.00	787.42
191-200-300-000	191-200-300-000		900.03	(0.01)	900.02
191-200-310-000	191-200-310-000		1,559.25	(0.01)	1,559.24
191-200-320-000	191-200-320-000		1,472.63	(0.01)	1,472.62
191-200-330-000	191-200-330-000		1,273.39	(0.01)	1,273.38
191-200-340-000	191-200-340-000		6,852.07	(0.01)	6,852.06
191-200-350-000	191-200-350-000		7,675.02	0.00	7,675.02
191-200-360-000	191-200-360-000		7,640.37	(0.01)	7,640.36
191-200-370-000	191-200-370-000		986.66	0.00	986.66
191-200-380-000	191-200-380-000		917.36	0.00	917.36
191-200-390-000	191-200-390-000		710.32	0.00	710.32
191-200-400-000	191-200-400-000		840.26	0.00	840.26
191-210-070-000	191-210-070-000		12,482.73	(0.01)	12,482.72
191-210-080-000	191-210-080-000		16,155.66	0.00	16,155.66
191-210-090-000	191-210-090-000		16,883.31	(0.01)	16,883.30
191-210-100-000	191-210-100-000		16,441.52	0.00	16,441.52
191-210-170-000	191-210-170-000		11,824.38	0.00	11,824.38
191-210-180-000	191-210-180-000		14,596.40	0.00	14,596.40
191-210-190-000	191-210-190-000		15,618.58	0.00	15,618.58
191-210-200-000	191-210-200-000		4,409.23	(0.01)	4,409.22
191-210-210-000	191-210-210-000		19,499.40	0.00	19,499.40
191-210-220-000	191-210-220-000		18,104.73	(0.01)	18,104.72
191-210-230-000	191-210-230-000		16,917.96	0.00	16,917.96
191-210-300-000	191-210-300-000		6,765.45	(0.01)	6,765.44
191-210-330-000	191-210-330-000		16,909.30	0.00	16,909.30
191-210-340-000	191-210-340-000		4,331.27	(0.01)	4,331.26
191-210-350-000	191-210-350-000		17,862.18	0.00	17,862.18
191-210-380-000	191-210-380-000		19,802.59	(0.01)	19,802.58
191-210-390-000	191-210-390-000		19,681.32	0.00	19,681.32
191-210-400-000	191-210-400-000		13,175.74	0.00	13,175.74
191-210-410-000	191-210-410-000		10,680.92	0.00	10,680.92
191-210-420-000	191-210-420-000		14,076.64	0.00	14,076.64

City of Lathrop
CFD No. 2019-2 (Central Lathrop City Services)
Final Billing Detail Report for Fiscal Year 2019/20

Account ID	Property ID	DB	Undeveloped Levy	Other	Total
191-210-430-000	191-210-430-000		3,577.63	(0.01)	3,577.62
41 Accounts			\$395,571.80	(\$0.18)	\$395,571.62